

SNAPSHOT of HOME Program Performance--As of 12/31/09
Local Participating Jurisdictions with Rental Production Activities



Participating Jurisdiction (PJ): **Washtenaw County**

State: **MI**

PJ's Total HOME Allocation Received: **\$5,431,187**

PJ's Size Grouping*: **C**

PJ Since (FY): **2001**

Category	PJ	State Average	State Rank	Nat'l Average	Nat'l Ranking (Percentile):*		
					Group	C	Overall
Program Progress:			PJs in State: 20				
% of Funds Committed	92.40 %	93.17 %	16	96.45 %	16	16	
% of Funds Disbursed	88.98 %	84.99 %	11	87.93 %	43	45	
Leveraging Ratio for Rental Activities	2.49	3.19	10	4.73	38	31	
% of Completed Rental Disbursements to All Rental Commitments***	100.00 %	88.92 %	1	83.38 %	100	100	
% of Completed CHDO Disbursements to All CHDO Reservations***	66.31 %	68.80 %	16	70.15 %	35	34	
Low-Income Benefit:							
% of 0-50% AMI Renters to All Renters	95.79 %	87.48 %	5	80.67 %	79	85	
% of 0-30% AMI Renters to All Renters***	60.00 %	52.41 %	6	45.30 %	72	77	
Lease-Up:							
% of Occupied Rental Units to All Completed Rental Units***	97.89 %	97.50 %	11	95.32 %	39	40	
Overall Ranking:			In State: 7 / 20	Nationally:	66	67	
HOME Cost Per Unit and Number of Completed Units:							
Rental Unit	\$9,229	\$26,390		\$26,635	95 Units	57.20 %	
Homebuyer Unit	\$35,253	\$17,384		\$14,938	56 Units	33.70 %	
Homeowner-Rehab Unit	\$27,848	\$22,621		\$20,675	15 Units	9.00 %	
TBRA Unit	\$0	\$5,889		\$3,216	0 Units	0.00 %	

* - A = PJ's Annual Allocation is greater than or equal to \$3.5 million (55 PJs)

B = PJ's Annual Allocation is less than \$3.5 million and greater than or equal to \$1 million (202 PJs)

C = PJ's Annual Allocation is less than \$1 million (295 PJs)

** - E.g., a percentile rank of 70 means that the performance exceeds that of 70% of PJs.

***- This category is double-weighted in compiling both the State Overall Ranking and the National Overall Ranking of each PJ.

Source: Data entered by HOME Participating Jurisdictions into HUD's Integrated Disbursement and Information System (IDIS)

Program and Beneficiary Characteristics for Completed Units

Participating Jurisdiction (PJ): Washtenaw County MI

Total Development Costs:
(average reported cost per unit in
HOME-assisted projects)

	Rental	Homebuyer	Homeowner
PJ:	\$32,222	\$149,356	\$28,994
State:*	\$78,977	\$73,606	\$19,368
National:**	\$95,185	\$74,993	\$23,434

CHDO Operating Expenses:
(% of allocation)

PJ: 4.3 %
National Avg: 1.1 %

R.S. Means Cost Index: 1.05

	Rental %	Homebuyer %	Homeowner %	TBRA %		Rental %	Homebuyer %	Homeowner %	TBRA %
RACE:					HOUSEHOLD TYPE:				
White:	15.8	30.4	20.0	0.0	Single/Non-Elderly:	62.1	21.4	20.0	0.0
Black/African American:	84.2	62.5	80.0	0.0	Elderly:	1.1	0.0	46.7	0.0
Asian:	0.0	1.8	0.0	0.0	Related/Single Parent:	20.0	41.1	13.3	0.0
American Indian/Alaska Native:	0.0	0.0	0.0	0.0	Related/Two Parent:	8.4	30.4	20.0	0.0
Native Hawaiian/Pacific Islander:	0.0	1.8	0.0	0.0	Other:	8.4	7.1	0.0	0.0
American Indian/Alaska Native and White:	0.0	0.0	0.0	0.0					
Asian and White:	0.0	0.0	0.0	0.0					
Black/African American and White:	0.0	1.8	0.0	0.0					
American Indian/Alaska Native and Black:	0.0	0.0	0.0	0.0					
Other Multi Racial:	0.0	0.0	0.0	0.0					
Asian/Pacific Islander:	0.0	0.0	0.0	0.0					
ETHNICITY:									
Hispanic	0.0	1.8	0.0	0.0					
HOUSEHOLD SIZE:					SUPPLEMENTAL RENTAL ASSISTANCE:				
1 Person:	61.1	16.1	26.7	0.0	Section 8:	18.9	1.8 [#]		
2 Persons:	14.7	21.4	20.0	0.0	HOME TBRA:	0.0			
3 Persons:	8.4	28.6	26.7	0.0	Other:	15.8			
4 Persons:	8.4	17.9	20.0	0.0	No Assistance:	65.3			
5 Persons:	1.1	10.7	0.0	0.0					
6 Persons:	6.3	0.0	6.7	0.0					
7 Persons:	0.0	1.8	0.0	0.0					
8 or more Persons:	0.0	3.6	0.0	0.0					
					# of Section 504 Compliant Units / Completed Units Since 2001				5

* The State average includes all local and the State PJs within that state

** The National average includes all local and State PJs, and Insular Areas

Section 8 vouchers can be used for First-Time Homebuyer Downpayment Assistance.



— HOME PROGRAM —
SNAPSHOT WORKSHEET - RED FLAG INDICATORS
 Local Participating Jurisdictions with Rental Production Activities

Participating Jurisdiction (PJ): Washtenaw County State: MI Group Rank: 66
 (Percentile)
 State Rank: 7 / 20 PJs Overall Rank: 67
 (Percentile)
 Summary: 0 / Of the 5 Indicators are Red Flags

FACTOR	DESCRIPTION	THRESHOLD*	PJ RESULTS	RED FLAG
4	% OF COMPLETED RENTAL DISBURSEMENTS TO ALL RENTAL COMMITMENTS	< 76.20%	100	
5	% OF COMPLETED CHDO DISBURSEMENTS TO ALL CHDO RESERVATIONS	< 50.90%	66.31	
6	% OF RENTERS BELOW 50% OF AREA MEDIAN INCOME	< 70%**	95.79	
8	% OF OCCUPIED RENTAL UNITS TO ALL RENTAL UNITS	< 90.88%	97.89	
"ALLOCATION-YEARS" NOT DISBURSED***		> 2.550	0.87	

* This Threshold indicates approximately the lowest 20% of the PJs

** This percentage may indicate a problem with meeting the 90% of rental units and TBRA provided to households at 60% AMI requirement

*** Total of undisbursed HOME and ADDI funds through FY 2005 / FY2005 HOME and ADDI allocation amount. This is not a SNAPSHOT indicator, but a good indicator of program progress.

Source: Data entered by HOME Participating Jurisdictions into HUD's Integrated Disbursement and Information System (IDIS)

HOME Program Performance SNAPSHOT

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